

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Jackson**

State: **TN**

PJ's Total HOME Allocation Received: **\$4,921,466**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: <div>8</div>				
% of Funds Committed	<div>98.54</div> %	<div>96.56</div> %	<div>4</div>	<div>96.45</div> %	<div>63</div>	<div>67</div>	
% of Funds Disbursed	<div>95.28</div> %	<div>88.47</div> %	<div>3</div>	<div>87.93</div> %	<div>78</div>	<div>82</div>	
Leveraging Ratio for Rental Activities	<div>11.3</div>	<div>1.67</div>	<div>1</div>	<div>4.73</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>96.89</div> %	<div>83.88</div> %	<div>4</div>	<div>83.38</div> %	<div>37</div>	<div>47</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>82.24</div> %	<div>76.85</div> %	<div>2</div>	<div>70.15</div> %	<div>64</div>	<div>70</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>34.78</div> %	<div>65.51</div> %	<div>8</div>	<div>80.67</div> %	<div>3</div>	<div>2</div>	
% of 0-30% AMI Renters to All Renters***	<div>21.74</div> %	<div>45.66</div> %	<div>8</div>	<div>45.30</div> %	<div>16</div>	<div>12</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00</div> %	<div>71.15</div> %	<div>1</div>	<div>95.32</div> %	<div>100</div>	<div>100</div>	
Overall Ranking:			In State:	<div>3</div> / <div>8</div>	Nationally:	<div>46</div> <div>44</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$42,996</div>	<div>\$13,827</div>		<div>\$26,635</div>	<div>23</div> Units	<div>11.10</div> %	
Homebuyer Unit	<div>\$8,501</div>	<div>\$12,541</div>		<div>\$14,938</div>	<div>139</div> Units	<div>66.80</div> %	
Homeowner-Rehab Unit	<div>\$30,843</div>	<div>\$24,839</div>		<div>\$20,675</div>	<div>46</div> Units	<div>22.10</div> %	
TBRA Unit	<div>\$0</div>	<div>\$9,280</div>		<div>\$3,216</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

2.9 %

1.1 %

R.S. Means Cost Index: 0.71

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	22.3	4.3	0.0	Single/Non-Elderly:	60.9	29.5	8.7	0.0
Black/African American:	100.0	77.0	95.7	0.0	Elderly:	13.0	3.6	56.5	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	21.7	49.6	15.2	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.3	10.8	15.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	6.5	4.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.7	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	39.1	28.8	32.6	0.0	Section 8:	56.5	0.0 [#]		
2 Persons:	13.0	33.8	34.8	0.0	HOME TBRA:	4.3			
3 Persons:	21.7	22.3	19.6	0.0	Other:	0.0			
4 Persons:	13.0	9.4	4.3	0.0	No Assistance:	39.1			
5 Persons:	13.0	4.3	4.3	0.0					
6 Persons:	0.0	0.7	4.3	0.0					
7 Persons:	0.0	0.7	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				8

* The State average includes all local and the State PJs within that state

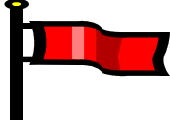
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: TN Group Rank: 46
 (Percentile)
 State Rank: 3 / 8 PJs Overall Rank: 44
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	96.89	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	82.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	34.78	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.59	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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